

BEFORE A HEARING EXAMINER IN CLARK COUNTY, WASHINGTON

In re the Appeal of:

The Father's House Church 5201 NE Minnehaha Street Vancouver, WA 98661

No. N&O #CDE2021-Z-150

NOTICE OF HEARING

TO:

Liliya Zhukova/Father's House Church, Appellant Joe Turner, Clark County Land Use Hearing Examiner Curtis Burns, Deputy Pros. Attorney, Clark County Donna Goddard, Clark County Code Enforcement Manager Greg Shafer, Clark County Director of Community Development

PLEASE TAKE NOTICE that an appeal hearing will be held on Thursday, October 28, 2021, at the hour of 2:30 P.M.

To avoid the spread of Covid-19, and to meet the Governor's orders, Clark County will hold a telephonic hearing. Interested parties should contact Nicole.Snider@clark.wa.gov to receive directions for participating. Due to remote work conditions, e-mail is strongly preferred.

Due to the modified format, the record may be left open for two weeks following the hearing to allow for additional testimony. Please send comments to the staff contact above.

After the hearing, the Clark County Hearing examiner will issue a decision. A decision by the hearing Examiner is final unless a motion is filed for reconsideration or an appeal is filed with Superior Court.

Hearings will be broadcast on CVTV, channel 23.

Persons requiring auxiliary aids or special arrangements in order to participate in this hearing should call (564) 397-4184, Code Enforcement, or TTY/TDD (564) 397-6032, Human Resources Department), at least two days prior to the scheduled meeting.

This Notice is issued pursuant to provisions of Title 32 (Enforcement) of the Clark County Code.

Dated this 12 day of October 2021.

Donna Goddard

Code Enforcement Manager



www.clark.wa.gov

1300 Franklin Street PO Box 9810 Vancouver, WA 98666-9810 564.397.2408

N&O# CDE2021-Z-150

NOTICE AND ORDER

Name: Address: The Fathers House Church 5201 NE Minnehaha Street Vancouver, WA 98661

NOTICE

You are notified pursuant to Clark County Ordinance No. 1977-12-51 and amendments thereto, that an investigation of the herein described premises has revealed the following violations of the Clark County Code:

1. Operating a school from within an existing church without Site Plan Review/Conditional Use Permit Approval in the Single Family Residential (R1-5) Zoning District. This is a violation of Clark County Code 40.220.010.

LEGAL DESCRIPTION OF VIOLATION

Location:

5201 NE Minnehaha Street

Also known as:

LOT 1 SP2-455 4.81 ACRES

ORDER

YOU ARE HEREBY ORDERED TO OBTAIN SITE PLAN REVIEW/CONDITIONAL USE PERMIT APPROVAL WITHIN (10) DAYS FROM THE DATE OF THIS NOTICE AND ORDER.

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PENALTY

A penalty of \$250.00 per day for each violation will be assessed, beginning ten (10) working days from the date this Notice and Order is served, until the herein mentioned corrections have been made. In addition, a criminal citation may be ordered if this violation is not abated. THE VIOLATION(S) WILL NOT BE CONSIDERED TO HAVE CEASED UNTIL THIS DEPARTMENT HAS BEEN NOTIFIED AND AN INSPECTION HAS BEEN MADE TO VERIFY THE CORRECTION. Call Code Enforcement at (564) 397-4104 for an inspection.

If all or a portion of the above mentioned penalty is not paid, the unpaid amount of the penalty will be charged as a lien against the herein described property and/or as a joint and separate personal obligation to you.

APPEAL

If you wish to appeal, you must write to the Hearing Examiner, c/o Clark County Code Enforcement, P.O. Box 9810, Vancouver, Washington 98668-9810, within the time frame given above. PENALTIES CONTINUE DURING THE APPEAL PERIOD IN AN AMOUNT NOT TO EXCEED THREE (3) TIMES THE DAILY PENALTY AND MAY BE IMPOSED BY THE EXAMINER AT THE HEARING IF YOU ARE FOUND IN VIOLATION. FAILURE TO APPEAL WILL CONSTITUTE A WAIVER OF ALL RIGHTS TO AN ADMINISTRATIVE DETERMINATION OF THE MATTER.

The appeal must contain the following:

- 1. The number of this "Notice and Order" and the name to which it is addressed and the names of all appellants participating in this appeal.
- 2. A brief statement of the reasons for the appeal.
- 3. Your name and mailing address, and, if you wish, your telephone number, and any facts claimed to support the contentions of the appellant.

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The appeal will be heard within sixty (60) days of receipt of the written appeal. You will be notified at least ten (10) days before the hearing date.

ORDERED this 21st day of September , 2021.

Kevin A. Pridemore

Code Enforcement Coordinator

nna Goddard

Donna Goddard

Manager of Code Enforcement

cc: Curtis Burns, Deputy Prosecuting Attorney
Greg Shafer, Director of Community Development

KP/MN/kp N&O# fathershouse.cup

40.220.010 Single-Family Residential Districts (R1-20, R1-10, R1-7.5, R1-6 and R1-5) ☐ SHARE ☑

A. Purpose.

- 1. The R1-20, R1-10 and R1-7.5 districts are intended to:
 - a. Recognize, maintain and protect established low-density residential areas.
 - b. Establish higher densities where a full range of community services and facilities are present or will be present at the time of development.
 - c. Provide for additional related uses such as schools, parks and utility uses necessary to serve immediate residential areas.
- 2. The R1-6 and R1-5 districts are intended to provide for higher single and duplex densities where a full range of community services and facilities are present or will be present at the time of development.

(Amended: Ord. 2018-10-02; Ord. 2019-07-01; Ord. 2020-03-08; Ord. 2020-12-02)

B. Uses.

The uses set out in Table 40.220.010-1 are examples of uses allowable in single-family residential zone districts. The appropriate review authority is mandatory.

- "P" Uses allowed subject to approval of applicable permits.
- "R/A" Uses permitted upon review and approval as set forth in Section 40.520.020.
- "C" Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in Section $\underline{40.520.030}$.
- "X" Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter 40.260, Special Uses and Standards, or other applicable chapter is noted in the "Special Standards" column.

Table 40.220.010-1. Uses											
			R1-20	R1-10	R1-7.5	R1-	R1-5		Special Standards		
5. Services, Educational.										T	
	a. Commercial day care centers ⁷					C	C			C	40 260 160
	 Grade K – 5 public and private schools, including preschools 					Р	P	Р	P	Р	40.260.160
	C.	Grade 6 – 12 public and private	e schools	\$		С	С	C	c	С	